



Planning

Office of the Director General

Ms Sandra Robinson
Director
Robinson Urban Planning Pty Ltd
83 Fletcher Street
TAMARAMA NSW 2026

Y09/2485

Dear Ms Robinson,

**Major Project Request: 61-79 Hall Street, Bondi Beach
MP 09_0081**

I refer to your correspondence received by the Department on 17 April 2009 and 25 June 2009 seeking the Minister's opinion as to whether your proposal is a Major Development under Part 3A of the *Environmental Planning and Assessment Act 1979*.

I am writing to advise you that as a delegate of the Minister for Planning, I have formed the opinion that your proposal meets the criteria specified in Schedule 1, Clause 17 of the *State Environmental Planning Policy (Major Development) 2005* as a tourist related facility which will employ 100 or more people, and is therefore a mandatory project to which Part 3A of the Act applies.

In forming the opinion to declare the project, I accept your request to invoke clause 8J(2) of the *Environmental Planning & Assessment Regulations 2000 (the Regulations)* which allows the Statement of Environmental Effects currently before Council under Part 4 of the Act to be accepted as the Environmental Assessment under Part 3A of the Act.

I have not however, accepted the public exhibition of the SEE as the period of public availability of the EA under Part 3A of the Act. In this regard, the EA shall be placed on public exhibition for a 30 day period.

The Department's preliminary assessment of the proposal indicates that the height, bulk and scale of the proposal over the rear portion of the site towards O'Brien Street should be reconsidered to provide a more sympathetic transition to the residential precinct to the north and to better resolve the treatment of elevations within the podium.

In seeking the Minister's approval, Section 75E of the Act requires you to lodge a Major Project application with the Director General. You should also include a Political Donations Declaration Statement with your application (if required).

I also advise that the Minister has decided that the Planning Assessment Commission will determine this project.

Should you have any further enquiries about this matter, I have arranged for Mr Michael Woodland, Director, Urban Assessments to assist. He may be contacted at the Department's Bridge Street Office on telephone number (02) 9228 6150.

Yours sincerely

Sam Haddad
Director-General

25/9/2009